

Appendix: Uses by Zoning District

La Porte County, City of La Porte and Michigan City

Use	A	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3A	R3B	R4	B1	B2	B3	O1	CBD1	CBD2	MD	AP	M1	M2
P = Permitted by Right																					
S = Requires special exception approval																					
Residential																					
Single-family detached dwellings	P	P	P	P	P	P	P	P	P												
Two-family dwellings					S		P	P	P	P											
Single-family attached/townhouses							P	P	P	P						P	P	P			
Multiple-family dwellings									P	P		P				P	P	P			
Dwellings in mixed-use buildings												P				P	P	S			
Dwelling units for watchmen and operating personnel and their families												P	P	P		P	P	P		P	P
Fraternity, sorority or student cooperatives							S	S	S	S		S	S		S	S	S				
Home occupations	P	P	P	P	P	P	P	P	P	P	P					P	P	P			
Mobile home parks											P										
Mobile home subdivisions											P										
Accessory dwelling unit	S	S	S	S	S	S	P	P	P	P											
Agriculture and animal-related uses																					
Agricultural uses	P	P	P																		
Boarding stables	P																				
Confined feeding operations	S																				
Farm implement dealers	S												P							P	P
Farm seasonal worker housing	P																				
Grain elevator and storage	P																			P	P
Hatcheries	P																				
Keeping of horses and livestock	P	P	P																		
Kennels	P												S							P	P
Livestock yards	S																			S	S
Locker plants	S																			P	P
Plant nursery and commercial greenhouses	P											P	P							P	P
Produce terminals	P																			P	P
Roadside stands	P											P									
Slaughterhouse																					S
Veterinary hospital for large animals	S											S	P		S						
Veterinary hospital for small animals	S											S	P		S						
Retail trade																					
Retail uses up to 40,000 square feet gross floor area, except where otherwise listed												P	P	P		P	P	P			
Any retail use between 40,000 and 60,000 square feet gross floor area												S	P			S					
Any retail use over 60,000 square feet gross floor area													P			S					

Use	A	RIA	RI B	RI C	RI D	RI E	R2A	R2B	R3A	R3B	R4	B1	B2	B3	O1	CBD1	CBD2	MD	AP	M1	M2
P = Permitted by Right																					
S = Requires special exception approval																					
Retail uses with accessory drive through service												S	P	P							
Adult book and video stores													S								
Art and school supply stores												P	P		P	P	P				
Auction houses																S	S			P	
Bait shops												P	P			P	P	P			
Bakeries, retail sales only												P	P			P	P				
Business machine sales and service												P	P		P	P	P			P	
Computer sales												P	P		P	P	P				
Convenience stores												P	P	P	P	P	P	P	P		
Convenience stores with gasoline sales													S	S				S	P		
Feed stores	P												P								
Grocery stores/super markets												P	P			P	P	P			
Furnace/air conditioner sales/service													P							P	P
Lawn & garden supply, greenhouse, and retail nurseries without outdoor sales	S												P			P	P				
Lawn & garden supply, greenhouse, and retail nurseries with outdoor sales	S												P			S	S				
Gift, souvenir handicraft stores	S											P	P	P		P	P	P	P		
Glass sales & service													P							P	P
Hardware, electrical, plumbing, paint and floor covering sales without open storage												P	P							P	
Home improvement, building material sales, and lumber yard with open storage													S								
Lawn mower sales/service												P	P							P	P
Liquor stores												P	P			P	P	P			
Machinery and equipment sales													S							P	P
Mail order business													P							P	P
Marine accessory shops													P			P	P	P			
Mobile homes and trailer sales/rental													S							P	P
Monument establishments--including accessory open sales lots													P								
Newsstands												P	P		P	P	P	P	P		
Office supply stores												P	P		P	P	P				
Open air markets and outdoor sales													S					P			
Pet shops, dog grooming and day care (not including overnight boarding)												P	P			P	P				
Petroleum products sales													S							P	P
Pharmacies												P	P		S	P	P	P			
Planned neighborhood shopping centers				S	S			S	S	S											
Produce markets	S											P	P			P	P	P			
Secondhand stores and rummage shops													P								

Use	A	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3A	R3B	R4	B1	B2	B3	O1	CBD1	CBD2	MD	AP	M1	M2
P = Permitted by Right																					
S = Requires special exception approval																					
Services																					
Barber/beauty shops												P	P		P	P	P				
Cleaning services												P	P		P	P	P			P	P
Dry cleaners, pick-up												P	P		P	P	P	P			
Dry cleaning plants/commercial laundries													S							P	P
Interior decorating shops												P	P		P	P	P				
Laundries												P	P			S	S	P			
Locksmith shops												P	P			P	P			P	
Office service centers												P	P		P	P	P			P	P
Pawnshops													S								
Pest control services													S							P	P
Photographic studios												P	P		P	P	P				
Repair shops, nonautomotive													P							P	P
Shoe repair shops												P	P		P	P	P				
Tailor shops												P	P		P	P	P				
Tattoo establishment													S								
Taxidermists	S											P	P			P	P				
Tool and equipment rental													P							P	P
Video rental store												P	P			P	P				
Motor vehicle dealers and service																					
Automobile rental												S	P	P	S	S			P	P	P
Automobile sales (new/used)													S	P							
Automobile washes													S	S					P		
Vehicle service stations													S	S					P	S	
Minor automobile service and repair													S	S						P	P
Major automobile service, body repair and painting													S							P	P
Motorcycle, snowmobile and ATV sales/service													P	P							
Parts stores												S	P	P		P	P			P	
Truck rental													S	S						P	P
Truck sales (new/used)													S	S						P	P
Truck stops														S						S	S
Vehicle salvage yards																					S
Vehicle auctions													S							P	P
Accommodation and food services																					
Banquet halls												P	P	P	P	P	P	P			
Bed & breakfasts	S	S	S	S	S	S	S	S	S	S		P	P	P	P	P	P	P			
Cafeterias (as an accessory use)												P	P	P	P	P	P	P	P	P	P
Candy and ice cream shops												P	P	P		P	P	P			
Catering services												P	P	P		P	P				
Delicatessens												P	P	P	P	P	P	P	P		
Exhibition halls													P	P	P	P					

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P = Permitted by Right																					
S = Requires special exception approval																					
Hotel-miniums														P		P	P	P			
Hotels/motels													P	P	P	P	P	P	P		
Restaurants, carryout												P	P	P	P	P	P	P	P	S	S
Restaurants, standard not including drive-thru/in												P	P	P	P	P	P	P	P	S	S
Restaurant, drive-thru/in													S	S							
Restaurant and taverns with outdoor seating												S	P	P	S	P	P	P		S	S
Taverns and bars												P	P	P	P	P	P	P	P	S	S
Finance, insurance, real estate, professional, scientific, and technical																					
Banks & financial institutions												P	P	P	P	P	P				
Blueprinting and photostating establishments													P		P	P	P			P	P
Newspaper offices including printing												P	P		P	P	P			P	P
Offices, general and professional with accessory research and testing												P	P	P	P	P	P		P	P	P
Printing and publishing establishments												P	P		P	P	P			P	P
Radio, television and recording studios													P		P	P	P			P	
Research & development laboratories														P	P					P	P
Travel agencies												P	P	P	P	P	P		P		
Health care and social assistance																					
Day care centers, commercial/preschools		S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P
Day care homes, residential licensed for 12 or fewer children		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P			
Foster care homes		P	P	P	P	P	P	P	P	P	P										
Funeral homes/mortuaries				S	S		S	S	S	S		P	P		P	S	S				
Group homes licensed for 8 or fewer residents		P	P	P	P	P	P	P	P	P	P										
Group homes licensed for more than 8 residents									P	P											
Halfway houses									S	S											
Hospital-related uses													P		P	P					
Hospitals													S		S	S					
Medical and dental clinics												P	P	P	P	P	P			P	
Medical laboratories													P		P	S	S			P	
Nursing homes and senior assisted living					S		S	S	S	P		P			P	P	P				
Optical sales												P	P		P	P	P				
Orthopedic and medical appliance sales												P	P		P	P	P				
Philanthropic and eleemosynary institutions									S	S			S		S	S	S				
Entertainment and recreation																					
Adult regulated use													S								
Amusement/arcade establishments													S			S	S				
Amusement parks													S	S				P			
Archery ranges	S																				
Boat clubs		S	S	S	S	S	S	S	S	S		S	S					P			

Use	A	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3A	R3B	R4	B1	B2	B3	O1	CBD1	CBD2	MD	AP	M1	M2
P = Permitted by Right S = Requires special exception approval																					
Boat harbors / public marinas, including service, storage, and fuel sales													S					P			
Boat sales, including service	P												S	S				P		P	P
Boat storage																		P		P	P
Bowling alleys													P								
Campgrounds	S												S	P				S			
Canoe rental													P					P			
Casinos																		S			
Commercial outdoor recreation facilities such as batting cages, driving ranges and putt-putt golf													S	S				S			
Dance schools												P	P		P	P	P				
Forestry/wildlife preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		P	P
Golf course and country clubs	S	S	S	S	S	S	P	P	P	P	P	P	P	S	P			S			
Health and athletic clubs												P	P	P	P	P	P	P			
Ice skating rinks													P	P		P	P	P		P	
Massage establishments												S	S		S						
Parks/playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Racetracks and go-cart tracks														S						S	
Shooting ranges, indoors	S												P							P	P
Shooting ranges, outdoors	S																			S	S
Stadiums/arenas													S			S	S	S		S	
Theaters													S			S	S	S			
Civic, religious, social assistance organizations																					
Cemeteries	S			S	S		S	S	S	S			P								
Churches, chapels, temples, synagogues and similar places of worship		S	S	S	S		S	S	S	S		P	P		P	P	P				
Clubs, lodges, union halls												P	P		P	P	P				
Community centers		S	S	S	S	S	S	S	S	S	S	P	P		P	P	P				
Conference and convention halls													P	P	P	P	P				
Convents, monasteries and seminaries							S	S	S	S		P	P		P	P	P				
Educational services																					
Colleges, universities, and accessory uses, including housing for students							S	S	S	S		P	P		P	P	P				
Driving schools													P							P	
Libraries		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P				
Schools, commercial and trade												P	P		P	S	S		P	P	P
Schools, elementary, middle and high		P	P	P	P	P	P	P	P	P	P	P	P		P						
Training centers, engineering or sales													P		P					P	P
Public administration																					
Government buildings excluding correctional facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Use	A	RIA	RIB	RIC	RID	RIE	R2A	R2B	R3A	R3B	R4	B1	B2	B3	O1	CBD1	CBD2	MD	AP	M1	M2
P = Permitted by Right S = Requires special exception approval																					
Correctional facilities																				S	S
Museums, civic buildings and landmarks preserved for public inspection	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transportation and warehousing																					
Airports and heliports																			P	S	S
Airstrips	S																				
Bottled gas storage and distribution																				S	S
Bus and passenger rail terminals												P	P	P		P	P		P	P	P
Cartage, express, and parcel delivery establishments																			P	S	P
Freight and intermodal terminals																			P	S	P
Marinas																		P			
Moving companies																				P	P
Parking structures as a principal use												P	P	P	P	P	P	P	P	P	P
Self-storage facilities, indoor													S							P	P
Self-storage facilities, outside																				P	P
Taxicab dispatching													P			P	P		P	P	P
Warehouses																			P	P	P
Wholesale business																				P	P
Manufacturing																					
Manufacturing uses. Any establishment the principal use of which is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, and storing of materials, products, and goods																				P	P
Beverage bottling plants																				P	P
Paper product manufacturing																					S
Building material manufacturing including milling, planing and joining																				P	P
Chemical manufacturing and storage																				S	S
Explosive manufacturing and storage																				S	S
Food processing																				P	P
Foundries																					S
Heavy industry																					P
Machine, sheet metal and welding shops																				P	P
Petroleum tank farms																			P	S	P
Sawmills																				P	P
Utilities																					
Power generation plants																				S	S
Public utility buildings	P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P
Sewage treatment plants																				S	S
Telephone exchange buildings												P	P	P	P			P		P	P

Use	A	RIA	RIB	RIC	RID	RIE	R2A	R2B	R3A	R3B	R4	B1	B2	B3	O1	CBD1	CBD2	MD	AP	M1	M2
P = Permitted by Right																					
S = Requires special exception approval																					
Transmission lines for gas, oil and electricity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P
Utility substations	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P
Single accessory wind energy conversion systems	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S
Commercial wind energy conversion systems	S																			S	S
Wireless communication facility - collocation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless communication facility tower	S											S	S	S	S			S		S	S
Wireless communication facility on institutional site	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S
Construction																					
Building materials storage yard without retail sales																				S	S
Concrete and gravel crushing	S																				S
Contractors' offices and shops (excluding outdoor storage)													P							P	P
Contractors' outdoor storage																				S	P
Landscaping services	P												S							P	P
Waste processing and disposal																					
Processing, storage, transfer stations, disposal or incineration of solid waste, hazardous waste or medical waste																				S	S
Recycling facility, non-hazardous																				P	P
Salvage yards																					S
Sanitary landfills	S																			S	S
Mining																					
Mineral extraction & general mining operations	S												S	S						S	S